



Marketing to Tempe

Handbook for Supplier & Service Providers

Welcome

The City Procurement Office welcomes the interest and participation of all vendors in seeking contracts with the City of Tempe. It is hoped that the information presented within this Handbook will assist in your efforts by acquainting you with the procurement and materials management policies and procedures of the City.

The information presented herein has been developed as a general guide, and as such may not answer all of your questions. Should additional information be sought, please call or write the City Procurement Office.

Sincerely,

Ron C. Gauthier, CPPO
Central Services Manager

Office Hours

The City Procurement Office is open Monday through Friday from 8:00 a.m. until 5:00 p.m., except on holidays.

Scheduled Visits

Visits to the City Procurement Office by sales representatives are welcomed and encouraged. It is recommended that your sales visits with City Procurement Officers be scheduled in advance. To allow time for daily start-up and close-out, Procurement Officers normally schedule vendor visits during mid-day, between 9:00 a.m. and 4:00 p.m.

Bid/Proposal Opening Attendance

The date and time for bid/proposal openings is printed on the cover sheet of each City bid/proposal solicitation. While being present at the bid/proposal opening is not required, bidders/proposers are welcomed to attend the opening. Since a thorough evaluation of bid/proposal responses is required before making an award decision, no decision will be made or announced at a bid/proposal opening.

Master Bid List

The City Procurement Office maintains an automated Master Bid List file of prospective firms who have registered to be sent City bid/proposal solicitations for specific products and/or services.

The Master Bid List is primarily used for formal bid/proposal solicitations which are expected to exceed \$30,000 in value. Instructions for completing the forms are incorporated into the documents and registration is by Product/Service Code selection. Interested firms are asked to limit their registration to only those products and/or

services for which they are experienced and capable of providing in a quality and timely manner.

Obtaining Bidder Registration Forms

Bidder Registration forms may be obtained through FAX retrieval, by Internet via the City Procurement Office Web Page (<http://www.tempe.gov/purchase/>), by mail, or at the front counter of the City Procurement Office. Registration form requests are not taken over the telephone.

Fax Retrieval Of Bidder Registration Forms:

To retrieve Bidder Registration forms by FAX, use the following instructions -

- Lift the handset of your FAX machine and dial the City Procurement Office FAX number (602) 350-8661;
- When the City Procurement Office FAX machine answers, you will hear two beeps;
- Press “*” (star) and enter the 4-digit Bidder Registration retrieval number 1111;
- Press “**”;
- If dialing from your FAX machine, press “1” and continue to next step. Or, if dialing from a remote phone, dial “9” plus your FAX number and continue to the next step;
- Press “#” (pound), you will hear one beep. If dialing from a remote phone, you can now hang up;
- Press “Start” on your FAX machine and hang up the handset. The Bidder Registration form will immediately be sent to the FAX machine from which you are calling.

If a busy signal is received, try at a later time. The City Procurement Office FAX machine can transmit to only one caller at a time and the machine is in frequent use. Bid FAX instructions are also available through voice mail by calling (602) 350-8324.

Internet Retrieval Of Bidder Registration Forms:

The City's Internet Web Page address for accessing Bidder Registration forms is <http://www.tempe.gov/purchase/>

Bidder Registration Forms By Mail:

If FAX retrieval is not available to a vendor wishing to receive Bidder Registration forms, it is necessary to send a letter of request to the City Procurement Office (Attention: Joe Moritz) along with an enclosed return addressed 9 x 12 envelope, that has been pre-stamped. Use sufficient return postage to cover a 6 ounce document (approx. \$1.75 in 1997).

Bidder Registration Forms Available In The City Procurement Office:

Bidder Registration forms are available at the front counter of the City Procurement Office and visitors are welcomed.

Types of Procurements

Single Requirement (One-Time), Small Dollar Product Purchases:

Single requirement product needs that are under \$2,500 in total value, inclusive of tax , delivery and any add-on costs (such as installation and maintenance) may be directly purchased by City customer (using) departments through the use of a City Procurement Card or direct pay "Purchase & Payment Requisition". However, such direct purchases are not intended for the purchase of items on City term contracts (Blanket or Issue based PO's).

All single requirement (one-time) purchases over \$2,500 in value are to be made by the City Procurement Office, as well as lesser cost purchases, as may be requisitioned by City customer (using) departments. Single requirement (one-time) purchases between \$5,000 and \$30,000 may be obtained by taking at least three (3) documented quote responses and purchases over \$30,000 require formal, competitive bid/proposal solicitations.

Repetitive Purchase Items:

Products and/or services which are repetitively purchased by City departments are solicited and awarded as annual or multi-year term contracts.

- Term contracts will result in a Blanket Term Contract or Issue based supplier/provider agreements.

Under Blanket Term Contract based agreements, a specific Contract Number is issued at the start of the contract period and allows City Departments to directly draw materials or receive provider services. The contracted supplier will stock the contract awarded City products at their outlet facility for "as needed" delivery and/or pick-up by authorized personnel within City departments. In some instances, a City bid/proposal solicitation may also identify that the resulting contract(s) may be cooperatively used by other public entities. Purchases made by the City of Tempe for term contract items are normally paid by the City on a monthly basis.

Under Issue based term contracts, the City Procurement Office issues a separate PO for each purchase made under the contract. Issue based term contracts are used for products and/or services which require oversight review and approval of each purchase to ensure compatibility or standardization; or for high priced items.

Procurement Methods

City Procurement Cards:

The City Procurement Office has issued City Procurement Cards to City customer (using) departments which may be used for the purchase of products with a total value under \$2,500, inclusive of tax, delivery and any add-on costs (such as installation and maintenance). However, such product purchases are not to be "split" into multiple purchases to avoid exceeding the \$2,500 ceiling; and such purchases are not intended for products on existing term contracts with the City or for services.

City Procurement Card purchases by City customer (using) departments are audited/reviewed by the City Procurement Office. Items noted to be repetitively

purchased in sufficient quantity are competitively solicited and awarded as term contracts. Purchases which may appear to be in non-conformity with established procedures are further reviewed for appropriate action.

Cooperative Contracts:

The City Procurement Office often issues competitive solicitations and awards contracts which may be used by other public (government) agencies as well as Tempe and where applicable, uses contracts competitively solicited and awarded by other public entities. The City of Tempe is also a user of cooperative contracts created by the State of Arizona (State Procurement Office).

Informal Quotes:

City Procurement Officers (located within the City Procurement Office) will often call for quotes on various small dollar items. The quotes are recorded to the electronic Purchase & Payment Requisition and becomes part of the automated PO file. For purchases between \$5,000 and \$30,000, at least three (3) quote responses are taken and documented by the City Procurement Officer.

Request For Quotations (RFQ's):

A written Request For Quotation (RFQ) is issued by the City Procurement Office to three (3) or more vendors when special terms and conditions or requirements specifications are needed (i.e., insurance or performance bonding, etc.); or when it is critical that performance requirements be completely understood and accepted by the supplier or service provider.

Formal Bid/Proposal Solicitation:

Formal bid/proposal solicitations are required to be issued when the cost of a procurement (purchase, lease, or rental) exceeds \$30,000.

A formal "Bid/Proposal Solicitation Notice" (single page, self-mailer) is sent to all firms registered to bid/offer proposals for specific product and/or service codes on the Master Bidders List, as maintained by the City Procurement Office. The Notice provides a brief description of the City's procurement needs and instructs vendors how to access the City bid/proposal solicitation by either FAX or through the City Procurement Office Web Page.

- Invitation For Bid (IFB):

An IFB is normally issued to obtain bids for products and in some cases, general services for which requirement specifications are fully known and clearly stated. In the case of an IFB, the contract award is usually made to the bidder who is responsive to all stated bid requirements, determined to be responsible to perform the contract in a timely and quality manner, and who offers the most advantageous cost to the City. At an IFB bid opening, the name of each bidder, items bid, and bid prices are publicly read and recorded.

- Request For Proposal (RFP):

An RFP may be issued to obtain proposal offers for professional services, general services, high-tech equipment and software and certain products where performance, maintenance, and/or supply factors are determined to be critical to

the City. In the case of an RFP, the contract award is usually made to the most responsive and responsible offeror (proposer) to meet the stated evaluation criteria of the City. Price/cost factors represent only one evaluation criteria. At an RFP proposal opening, the name of each offeror and an “offer” or “no offer” statement is publicly read. Prices and proposal information are kept confidential until after contract award.

Under an RFP, discussions may be held with offerors and “best and final offers” obtained. Discussions are usually conducted with offerors (proposers) who submit proposals determined by the City to be among finalists and who are reasonably susceptible of being selected for contract award. Discussions are conducted for the purpose of clarification to ensure full understanding of, and responsiveness to, the City’s solicitation requirements. Offerors are accorded fair treatment with respect to any opportunity for discussion and revision of proposals and such revisions may be permitted after submissions and before award for the purpose of obtaining best and final offers. In conducting discussions, there shall be no disclosure of any information derived from proposals submitted by competing offerors (proposers).

The award shall be made to the responsible offeror (proposer) whose proposal is determined in writing to be the most advantageous to the City, taking into consideration the evaluation factors set forth in the RFP.

Bid/Proposal Solicitation Opening

Whether an RFQ, IFB or RFP all received bid/proposal responses are time and date stamped in the City Procurement Office, bidder’s/offeror’s name on envelope/package recorded, and then filed unopened in a locked “bid” cabinet. The response envelope/package remains unopened until the designated time and date for public opening. At the time and date stated for the public bid/proposal opening, the City Procurement Officer identified with the solicitation opens bids or proposals before witnesses and reads appropriate information.

Late bids/proposals are not received and are rejected by the City Procurement Office, regardless of the reason for lateness, including circumstances beyond the control of the bidder/offeror. To ensure timely delivery, never wait until the last minute to submit a bid/proposal response to the City Procurement Office. There are too many chances for not being timely and this will negate a great deal of hard work in preparing a bid/proposal response, which will never have an opportunity to be considered.

Fair and Open Competition

The City Procurement Office promotes the precept of a fair and open competitive solicitation process, wherever practicable. Restrictive or proprietary specifications are kept to minimal use; and only applied where absolutely necessary to meet technical demands for operational compatibility with existing City equipment; or for truly unique and cost effective performance applications .

The City may contract with persons other than City personnel for the preparation of specifications. However, no person preparing specifications shall receive any direct or indirect benefit from the utilization of such specifications.

Scope of Work and Specifications

Most City bid/proposal solicitations contain a Scope section and a Specifications section which identify the procurement and presents the physical and/or functional characteristics of the material(s) being sought. The Scope and/or Specifications may include a description of any requirements for inspecting, testing or preparing a material, service or construction for delivery. A brand name or acceptable alternate specification may be used for the purpose of describing the standard of quality, performance or characteristics required or desired, but is not intended to limit or restrict competition.

Submitting A Bid Or Proposal

It is the bidder's/offeror's sole responsibility to ensure that a bid/proposal is received at the stated location prior to the time and date specified in the City's bid or proposal solicitation. If required, the bidder/offeror is to acknowledge all City solicitation amendments by signing and returning the amendment prior to the specified bid/proposal due date and time. Bids/proposals may be modified or withdrawn prior to the time and date set for solicitation opening. Late bids/proposals will not be opened and will be rejected regardless of the degree of lateness or the reason, including causes beyond the control of the vendor.

Late bids/proposals which are hand carried will not be accepted by the City Procurement Office. Late bids/proposals received through the mail will be filed unopened and a Late Bid Notice mailed to the sender (if name and address were printed on outside of the late bid/proposal envelope).

Submission of bids/proposals shall be on the forms included in each City solicitation. Telegraphic offers, mailgrams, facsimile and electronic bid/proposal responses will not be considered. Bids/proposals must be submitted with an original ink signature by the person authorized to sign the bid or proposal offer. Unsigned bids will be rejected.

Vendors and the public are invited, but not required, to attend the formal opening of bids/proposals. No decisions related to an award of a contract will be determined at the opening. At Invitation For Bid (IFB) openings, the name of each bidder is read allowed along with the bidder's prices and information indicating the product(s) and/or service(s) bid. At Request For Proposal (RFP) opening, the name of each offeror (proposer) is read allowed along with an "offer" or "no offer" statement. Proposal prices are not read nor are details concerning the offeror's proposal made available until after a formal contract award has been made by the City.

Successful vendor(s) will be notified of their award selection and upon award will be sent either a purchase order (PO) or Contract Award Notice. In certain instances, a more formalized contract may require further post award discussions and document signing between the City and the vendor selected for award.

Bid Tab Results

After the bid due date for an Invitation For Bid (IFB), initial bid tab results may be obtained by sending the City Procurement Office a letter of request and enclosing a self-addressed and stamped return envelope. Bid tab results are not given over the telephone or faxed. It should be noted that figures shown on an initial bid tab represent those compiled at time of bid opening; and that per the terms and conditions of the bid

solicitation, other evaluation factors exist and must be considered before an award recommendation is completed. Initial bid tab figures are for information only and all such information is subject to further evaluation and analysis. After an award has been made, bidders may make an appointment with the Procurement Officer identified in the bid solicitation, visit the Procurement Office and review the bid/contract file. Formal award recommendations and any associated bid tab are publicly posted at the front counter of the City Procurement Office and entered on the City Procurement Office Web Page.

Vendor Billing - Single Requirement (One-Time) Purchases

Single requirement (one-time) purchases for goods and services are normally paid by the City within 30 days after delivery and/or completion of the provided service; provided the vendor's products and/or work was found satisfactory by the City customer (using) department and the vendor's billing invoice was found to be correct. Unacceptable products/services and/or incorrect billing invoices will delay vendor payments until such time as problem areas are corrected and accepted by the City customer (using) department(s); and the approved invoice is transmitted to the City Accounting Office. The City Accounting Office processes all payments for single requirement (one-time) purchases.

It is the vendor's responsibility to ensure item names, identification numbers and prices listed on an invoice or billing statement to the City are identical to those item names, identification numbers and prices placed into the vendor's bid/proposal response. The City audits each invoice and resolves any discrepancies before processing a payment.

Vendor Billing - Term Contracts

The City Procurement Office compliance monitors (audits) all term contract billings and monthly statements received from contracted vendors with Term (Blanket PO) Contracts. Individual delivery or service receipts are reviewed for accuracy, correct contract prices and for bid/proposal awarded (authorized) contract items. Approved contract payments are then transmitted from the City Procurement Office to the City Accounting Office for payment release. Item names, identification numbers and prices stated in vendor billing invoices and statements are compared to those in the City's contract award to the vendor and any discrepancies resolved before a payment is approved for processing.

Billing statements received by the fifth of the month are processed and have a payment check issued within approximately 30 days, provided the following items have been received, matched and verified as to complete compliance to the bid/proposal and City awarded contract. All itemized vendor packing slips, delivery tickets, invoices and billing statements are to contain the following information -

- Term Contract number;
- Name of ordering department;
- Correct quantity; and
- Purchased items name, identification description and price as per vendor's bid/proposal response to the City.

Legal and Contractual Remedies

- Resolution of Contract Claims:
The City Procurement Office administers awarded contracts and has the authority to settle and resolve contract claims and controversies. The City Procurement Officer identified in the City's bid/proposal solicitation is the first line of contact to resolve an issue and the City's Central Services Manager is the second line of contact. Appeals from the decision of the City Procurement Office may be made to the City Management Services Director.
- Filing a Protest:
A protest based upon alleged improprieties in a City bid/proposal solicitation is to be filed with the City Procurement Office prior to the bid/proposal opening date stated in the solicitation.

A protest to a City award decision is to be filed within ten (10) days after the protester knows or should have known the facts and circumstances upon which the protest is based. The City Procurement Office posts award recommendations at its front counter and on the City Procurement Office Web Page for public review.

Protesters will be given fair consideration. However, the ultimate decision is at the discretion of the City.

The content of protest is to be in writing and include the following information -

- The name, address and telephone number of the protester;
- The signature of the protester or its representative;
- Identification of the solicitation or contract number;
- A detailed statement of the legal and factual grounds of the protest including copies of relevant documents;
- The form of relief requested.

To be considered, protests are first to be filed with the City Procurement Officer identified in the City's bid/proposal solicitation in question and a copy sent to the City's Central Services Manager. Such protest to be filed within ten (10) days after the protester knows or should have known the basis of the protest. The City Procurement Office will immediately give notice of the protest to the vendor recommended for award or contractor if award has been made.

The City Procurement Office will issue a written decision within ten (10) days after a protest has been filed. The decision shall contain an explanation of the basis of the decision. If the City Procurement Office fails to issue a decision within the ten (10) day time limit, the protester may proceed as if the City Procurement Office has issued an adverse decision.

To be considered, an appeal from a decision entered or deemed to be entered by the City Procurement Office must be filed with the Management Services Director within five (5) days from the date the decision is received. The appellant shall also file a copy of the appeal with the City's Central Services Manager.

An appeal is to contain the following information -

- The original protest information as submitted to the City Procurement Office;
- A copy of the decision of the City Procurement Office; and
- The precise factual or legal error in the decision of the City Procurement Office from which an appeal is taken.

While some protests may be of a positive and constructive nature, unfounded protests or law suits of a harassment nature may be subject to frivolous litigation penalties as allowed under Arizona law.

Debarment and Suspension

The City's Management Services Director has the authority to debar and suspend a person and/or firm from participating in City procurements. If debarment is proposed, the person/firm and affected affiliates will be so notified in writing within seven (7) days of the proposed debarment and that a hearing will be scheduled. Any debarred person/firm may request reinstatement by submitting a petition to the Management Services Director, supported by documented evidence showing that cause for debarment no longer exists or has been substantially mitigated.

If adequate grounds for debarment exists, the Management Services Director may suspend a person from receiving any procurement award. The period of suspension shall be set by the Management Services Director and may be up to six (6) months. A debarment may be up to three (3) years.

Ethics Policy

The City Procurement Office believes strongly in the precept of fair and open competition and in maintaining the integrity of the City's procurement and contracting process. To this end, the City Procurement Office has a strict **"NO GRATUITIES"** in any form policy. Employees of the City Procurement Office are prohibited from accepting any gratuity, no matter how small the value. Gratuities are also not to be given to any City employee and may lead to vendor's bid or proposal response being disqualified, cancellation of any contract with the City, debarment from participation in City solicitations and possible legal action. In addition, no person/firm preparing specifications for a City solicitation shall receive any direct or indirect benefit from the use of such specifications.

Vendor Trade Shows, Product Fairs and Product Samples

City Procurement Officers and employees may attend vendor trade shows open to the industry or general public, but can not participate in any trade show related drawings for

gifts or products and can not participate in any vendor provided meals. Vendors with City term contracts may also schedule “vendor product fairs” through the City Procurement Office for the purpose of displaying and issuing a limited number of sample “test” products to City customer (using) departments. Vendors may also arrange through the City Procurement Office for “testing” of sample products for evaluation and possible inclusion on any Qualified Products Lists established by the City.

Unauthorized Contracts Null and Void

All vendors and contractors are cautioned and strongly advised to ensure that a City Procurement Office issued contract or purchase order is obtained prior to performing any service or incurring any expense.

Preparing For Success

Should a City bid/proposal solicitation call for pre-qualified products, a vendor should make an attempt to have their product tested and qualified prior to issuance of a City bid/proposal solicitation. Testing of products and the determination as to acceptability can normally be performed before the issuance of a subsequent City bid/contract solicitation.

Once a business obtains a copy of a City bid/proposal solicitation, the next major step is to prepare an acceptable bid/proposal response to the City solicitation. There are no easy solutions to accomplish this task. However, there are several recommended actions which may enhance a firm’s opportunities for success.

- Give an incoming City bid/proposal solicitation an immediate and thorough review. Pay attention to any requirements (terms, conditions, instructions, specifications, pricing methods, etc.) which must be met to be responsive.
- Contact the City Procurement Officer identified in the City bid/proposal solicitation to answer any questions or to settle any points of confusion. Don't wait until the last moment and hope to accomplish this clarification. If a clarification may be material to the outcome of the bid/proposal, place questions in writing and obtain a written response from the City Procurement Officer.
- Present a clear, well organized and well prepared bid/proposal response. Follow any bid/proposal preparation instructions that are given within the City bid/proposal solicitation. Whenever possible, type a bid/proposal response and thoroughly proof read the prepared response. Double check pricing accuracy, ensure all required supporting documentation is enclosed with the bid/proposal response, answer any questionnaire information, provide any instructed information and sign the bid/proposal response.
- Provide required an answer responses to any question asked by the City with an accurate and truthful statement. Failure to meet or exceed a mandatory requirement will result in a non-responsive bid/proposal response. Any alternate method used to obtain a performance equivalent to a mandatory requirement

should be stated as an "alternate" in the bid/proposal response, fully explained and technical material submitted to substantiate the "alternate" method. The City will make the ultimate decision to accept or reject any alternate method.

- Sign all required signature pages and return all required bid/proposal documents. An unsigned bid/proposal offer and/or substantially incomplete bid/proposal response will be non-responsive and not considered.
- If a City bid/proposal solicitation requests multiple copies of a bid/proposal response for evaluation purposes, be sure to include these extra copies.
- If a City bid/proposal solicitation requires that product technical literature or samples be included with a bid/proposal response, be sure that such materials are enclosed within your bid/proposal response package. Failure to include required technical literature and samples for evaluation purposes may cause your response to be rejected and not considered.
- Unless specifically disallowed by language within a City bid/proposal solicitation, a vendor may present multiple products or proposals to the City within their bid/proposal response. However, each alternate response package is to be listed as such and contain all required forms, signature pages, technical literature, product samples, completed questionnaires and any other materials called for in the City's bid/proposal solicitation.
- Be sure to clearly label each sealed bid/proposal response envelope/package with the City's bid/proposal solicitation number, description of the material, service and/or construction being bid/proposed and the bid/proposal due date.
- Make sure that a bid/proposal response is received by the City Procurement Office prior to the designated date and time scheduled for bid/proposal opening. **Late bids/proposals are rejected and not considered.**

In determining the responsiveness of a bid/proposal response, the City Procurement Office will review the bidder's/offeror's response as to its conformity with all stated requirements and evaluation criteria of the City bid/proposal solicitation. Once a bidder/offeror is determined to be responsive, bidders/offerors will be reviewed as to price and value considerations of their comparative products and/or services.

Vendor (bidder/offeror) capability to perform a contract in a quality and timely manner is also considered prior to any award recommendation. The likeliness as to whether a vendor can perform a contract is reviewed according to criteria established within the City's bid/proposal solicitation. Past performance histories are considered and any requested bidder/offeror references are checked. The City (at its discretion) may not make an award recommendation to any vendor previously defaulting on a contract obligation with the City. Vendor financial stability is also checked if considered material to the longevity of a contract or to the supply of products and/or services which require an initial or start-up expense by the contracted vendor.

Quite often, a committee approach is used in the evaluation of bid/proposal responses. In such an approach, the City Procurement Office works with the technical staff within City customer (using) department(s) to reach an award decision and recommendation.

After a contract award has been made, the City Procurement Office may hold post award meetings to enable both supplier/service provider and City staff to reach a more complete understanding of each other's contract expectations, performance standards and operating schedules. It is at these meetings that a professional, working relationship is often bound.

Authorized Contact(s) For City Bid/Proposal Solicitations & Contracts

The only authorized contact for a City bid/proposal solicitation or resulting contract is with the City Procurement Officer identified in the City's solicitation.

City Procurement Officer Assignments

City Procurement Officers are well educated and experienced in the disciplines of public procurement and contracting and have been professionally certified by nationally recognized purchasing organizations. Tempe is among only a few cities to achieve 100% certification for its professional procurement staff. Among the various awards received by Tempe Procurement Officers are "Arizona Buyer of the Year" and "National Buyer of the Year" by the National Institute of Governmental Purchasing (NIGP).

The procurement responsibilities for City Procurement Offices may vary and a current list of buying and contract administration assignments may be obtained in person at the City Procurement Office. The name and phone number for City Procurement Officers are -

- Ron Hughes, CPPB - (602) 350-8533 Jan Hort, C.P.M. - (602) 350-8910
- Donna Littrell, CPPB - (602) 350-8516 Joe Moritz, CPPB - (602) 350-8517

Information of an operational or policy nature concerning City Procurement practices and policies may be addressed to Ron Gauthier, CPPO - Central Services Manager.

Sale of City Surplus and Salvage Materials

The City's Central Services and Equipment Maintenance Divisions have the responsibility for the disposition of City surplus and salvage/scrap property that is no longer required by City departments; and for the sale of transferred Police recovered property.

Surplus materials are offered to the public through competitive sealed bids, public auctions and market established posted price sales. In addition, City surplus property may also be used for trade-ins.

Surplus property offered through public sale must be paid for as directed by the City designated auctioneer. The conduct of auction participants must be in accord with posted rules of the auction. The auctioneer shall have the authority to remove from the

City Auction Yard, any individual or groups of individuals not conforming to posted auction rules or causing a public disturbance detrimental to the conduct of the auction. Any purchased surplus property must be removed by the buyer within the time stipulated by the auctioneer. Items will not be transferred to the buyer until the City or its agent has received full payment.

Sale of City surplus property will provide for pre-bid inspection, items are usually sold "as is, where is", without warranty or guarantee of any kind and the person/firm buying the property is usually responsible for its removal and in a timely manner.

Award of sale is normally made to the bidder offering the highest revenue return to the City for the surplus property and/or salvage (scrap) material; provided the amount bid represents a realistic market value. The City or its agent reserves the right to reject bids considered to be substantially below the used market value.